

FOR SALE BY PRIVATE TREATY



**13 BUTLERS COURT,
SIR JOHN ROGERSON'S QUAY,
GRAND CANAL DOCK,
DUBLIN 2**

DESCRIPTION

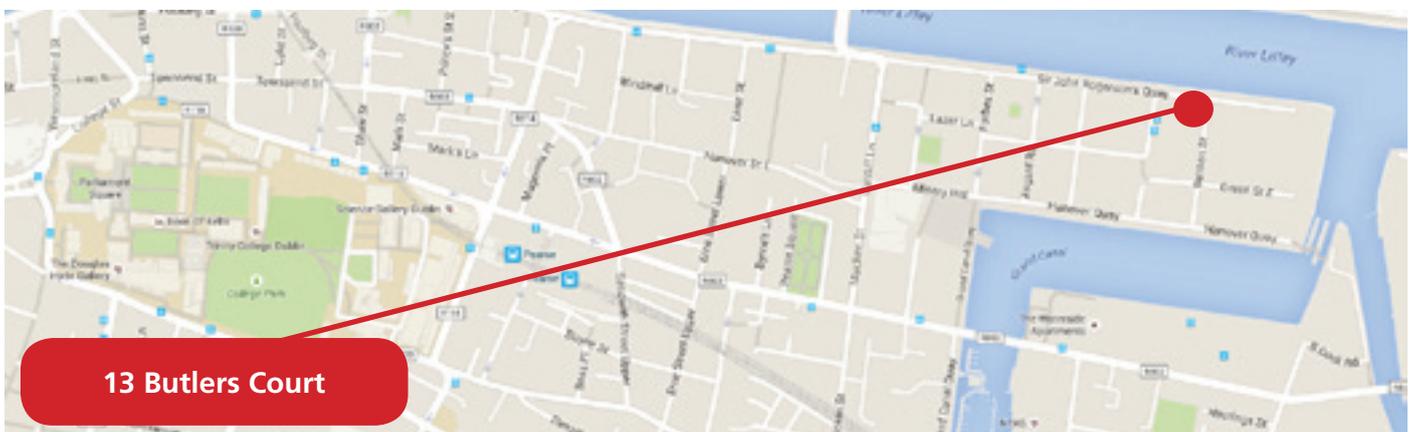
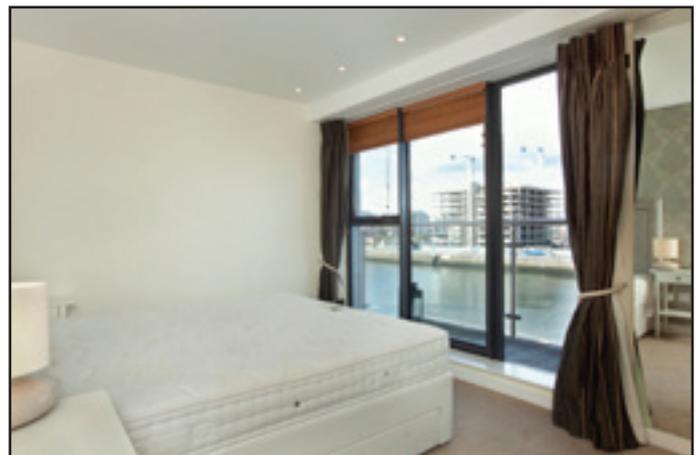
Most attractive, two bedroom apartment, boasting fantastic water views from all the principle rooms ideally situated on the third floor with a corner position in this modern and well maintained development. This light filled home benefits from a spacious interior with a generous balcony overlooking the River Liffey, designated parking space, communal roof garden and gas fired central heating. Situated in the heart of the thriving Docklands, a host of amenities to include the Grand Canal Theatre and the Marker Hotel as well as cafes, restaurants and shops are literally on the doorstep. Major employers like Facebook and Google ensure a very strong rental market. The well-proportioned interior briefly comprises of a hall with storage closet and hot press, open plan living room/kitchen with views over the River Liffey, two double bedrooms and a bathroom. Viewing highly recommended.

LOCATION

Butlers Court is located on Sir John Rogerson's Quay in the heart of Grand Canal Dock. This vibrant location has a host of amenities to offer including the Marker Hotel, Bord Gais Energy Theatre and a variety of restaurants, bars and shops. Grand Canal Dock is also home to major employers such as HSBC, Google, Facebook, McCann Fitzgerald and many more which ensures a strong rental market. Ballsbridge, the city centre, IFSC and Sandymount are all within walking distance while the DART and LUAS are close by providing easy access to the rest of the city

SPECIAL FEATURES

- Attractive river views from all rooms
- Superb location
- Designated parking space
- Spacious interior
- Terrace overlooking the Liffey
- Corner position
- Third floor
- Gas fired central heating
- Two double bedrooms
- Management Charge €2,200 p. a.



ACCOMMODATION

Entrance Hall (4.52m x 1.55m)

Inviting entrance hallway featuring a hot press, storage closet and video intercom.

Living room /kitchen (5.75m x 5.13m)

Open plan living room/kitchen featuring a timber floor and access to a terrace overlooking the River Liffey.

Bedroom 1 (4.10m x 4.01m)

Spacious double bedroom featuring sliderobes and access to a terrace overlooking the River Liffey.

Bedroom 2 (4.12m x 3.12m)

Double bedroom with views of the Liffey, featuring built in wardrobes.

Bathroom (2.18m x 1.70m)

Fully tiled bathroom featuring a white three piece suite.



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property consultants

VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 75 sq. m.

BER RATING

C1



Everything we touch turns to...

ALL ENQUIRIES

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